
King County Consortium

2002 Action Plan:

**One Year Use of Federal Housing and
Community Development Funds**

**Submitted
November 2001**

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| ● Carnation | ● Shoreline | Documents Section |
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You may also receive a copy by writing to:

King County Housing and Community Development Program
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The Plan is also available on the world wide web at www.metrokc.gov/dchs/csd/Housing

This document is available in alternate formats. Accommodations for people with disabilities will be provided upon request.

King County Consortium
2002 Action Plan:
One Year Use of Federal Funds

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2002 Action Plan:

One Year Use of Federal Funds

King County's One Year Action Plan describes housing and community development strategies King County plans to implement to address the goals identified in the King County Consortium Consolidated Housing and Community Development Plan for 2000-2003 through a range of programs, services, and policy work in 2002. The Action Plan also describes monitoring activities and fiscal controls.

Housing

The King County Consortium has developed its one year use of HOME, Emergency Shelter Grant (ESG), and Community Development Block Grant (CDBG) funds to address the priority housing needs which further the objectives identified in the *King County Consortium Consolidated Housing and Community Development Plan for 2000-2003* (H&CD Plan). Under each Objective below, the housing projects are listed by project number. Detailed information on each project is listed numerically at the end of this document.

Service Delivery and Management

As described in the H&CD Plan, the institutional structure in the King County Consortium is relatively strong and diverse. In 2002, a variety of agencies and organizations will play key roles in delivering and managing the housing assistance programs identified below. In general, this includes the King County and Renton Housing Authorities, individual non-profit and for-profit housing developers and service providers, the King County Housing and Community Development Program and individual Consortium jurisdictions, and private, state and federal funding sources. Specific entities are identified below where appropriate.

Leveraging: Other Housing Resources Expected to be Available

In addition to the federal HOME, CDBG, and ESG entitlements made available to the King County Consortium in 2002, many other resources—federal, state, local, and private—will be available to help the Consortium address its five housing strategies. Federal CDBG, HOME, and ESG funds are actively used to leverage these other public and private resources. Staffs work cooperatively to ensure that, to the extent possible, the use of these limited resources is carefully coordinated. A summary of the resources and anticipated 2002 funding levels is listed below:

Resource:	Estimated 2002 Funding Levels
<i>Federal.</i> Public Housing Authorities	Approximately \$45 million for operating public housing and for Section 8 certificates and vouchers (King County Housing Authority)
<i>Federal.</i> Privately-owned Section 8 Project-based Assistance	Support of approximately 2400 units in King County outside Seattle.
<i>Federal (other major programs).</i> -Low Income Housing Tax Credit Program -Tax-Exempt Bond Financing Program - Federal Home Loan Bank - HUD Section 202 and 811 - Farmers Home Administration Program	Individual application processes. Approximately \$10.3 million in annual tax credit authority. Approximately \$134 million in bond cap for housing; \$107 million to the WA State Housing Finance Commission and 27 million to local housing authorities.
<i>Federal.</i> McKinney Homeless Assistance - Continuum of Care Competition (includes Supportive Housing Program, Shelter Plus Care, and Section 8 SRO Moderate Rehabilitation program)	Will submit consolidated application again in 2002; anticipate that funds will support renewals of existing programs only. Countywide, about \$13 million per year flows to King County programs under various HUD McKinney programs. Approximately \$3.7 million for Shelter Plus Care in 2001. Approximately \$1.2 million for HUD Supportive Housing
<i>Federal.</i> Health Care for the Homeless Network (Seattle-King County Department of Public Health)	Federal 330 grant of \$1,409,044 in 2002 (Seattle-King County region); \$300,000 in Health Care Finance Administration Funds; additional local and private funds.
<i>Federal.</i> Housing Opportunities for People With AIDS (HOPWA).	Estimated 2002 entitlement of \$1.5 million for the Entitlement Metropolitan Area (King, Snohomish, and Island counties).
<i>Federal.</i> Federal Emergency Management Administration (for emergency shelter and food)	Approximately \$600,000/yr to King County (half for shelters, half for food).
<i>State.</i> Housing Trust Fund	Approximately \$73 million for the July 1, 2001 - 2003 biennium, statewide.
<i>State.</i> Emergency Shelter Assistance Program	Approximately \$1,045,996 to support shelters in King County from July 1, 2002 – June 30, 2003
<i>Local.</i> King County Housing Opportunity Fund	Estimated 2002 allocation of about \$3 million for housing capital (targets homeless and special needs)
<i>Local.</i> King County and suburban city general fund allocations for housing and housing-related services.	Suburban cities - amount unknown. Many cities will allocate funds to support emergency shelters and related services.
<i>Private.</i> United Way of King County	Approx. \$6 million per year allocated to shelter, food, housing, and emergency services.

King County will take a variety of actions to encourage other agencies and organizations to apply for all available funds to implement the housing strategies. Staff will share Notices of Funding Availability (NOFAs) with other agencies, social-service providers, non-profit developers and advocacy groups. A King County housing developer will work with project sponsors to help them package development proposals for all available federal, state and local funds. King County will also submit certifications of consistency for project applications that support the goals and strategies found in the H&CD Plan.

Many fund sources have matching requirements that necessitate a mix of funds for the projects. The King County Housing Opportunity Fund (HOF) requires that local jurisdictions contribute to projects that will be located in their city. King County awards cannot represent more than 50 percent of the total project funding in any housing development project. This requires that projects leverage other funding including state and private sources.

The HOME program has extensive match requirements that must be met with non-federal sources. Match sources may include local Housing Opportunity funds, a suburban jurisdiction's general funds, or, in some cases, cash from owners of property being rehabilitated, or project sponsor contributions. Project sponsors will be encouraged to leverage additional funds from the private sector when projects can support debt service.

Consortium-wide Housing: 2002 Actions

The following section describes, for each of the Consortium's five housing strategies, some of the actions that will be taken in 2002. This includes our discussion of activities to address the needs of homeless individuals and families (see Objective #3), as well as other general actions planned to foster affordable housing and remove barriers. Please refer to the listing of adopted 2002 projects for details on specific projects and their proposed accomplishments.

Objective #1

Preserve and expand the supply of affordable housing for low- and moderate-income households.

Proposed Accomplishments:

- **Develop and/or preserve an average of 700 units each year affordable to renters and owners at or below 80 percent of median income;**
- **Provide housing assistance to an average of 1,600 low- and moderate-income renters and owner households each year.**

Activities to Benefit Low- and Moderate Income Renters

1. **Expand the supply through the acquisition and rehabilitation of rental units, and new construction of affordable rental units.** These are the primary activities by which the Consortium will expand the supply of rental units. HOME funds will be used to acquire, rehabilitate, and construct units to provide permanent low-income rental housing for families and individuals. **Priority for HOME funds will be to units serving households at below market area rents or 50 percent of median income, whichever is less. Specific projects will be identified through a Request-for-Proposal process during the first half of 2002.**

Project HA1000 HOME Subrecipient Housing Development

2. **CDBG funds will be used to fill gaps in housing continuum.** CDBG funds will be used to support projects which address the need for emergency and transitional housing, and which

increase permanent rental opportunities for low-income and very low-income households. Several specific projects have already been identified; others will be identified through a Request-for-Proposal process.

Project C02911 Issaquah ARCH Housing Development Set-aside
Project C02915 Bothell ARCH Housing Development Set-aside
Project C02916 Kirkland ARCH Housing Development Set-aside
Project C02918 Redmond ARCH Housing Development Set-aside
Project C02919 King County & Small Cities CDBG Housing Development Set-aside
Project C02920 Lake Forest Park Housing Development Set-aside

3. **Rehabilitation of investor-owned rental properties.** HOME funds will be used to maintain the Consortium-wide rental rehabilitation program. Loans will be provided for rehabilitation of single family and multifamily units owned by private investor-owners. This rehabilitation program leverages the owners' financial resources as well as other private and public funds. Properties rehabilitated through this program are subject to rent restrictions for at least five years. King County has an open application cycle for these funds.

Project HH2107 HOME Housing Rehabilitation

4. **Provide technical assistance for housing development.** King County housing development staff will provide technical assistance and development support in unincorporated King County and the small cities in the CDBG Consortium. The services will be available to facilitate affordable housing development for households at or below 80 percent of median income using County, State, federal, and private sources. This will include working with project sponsors, designing projects, packaging development proposals to secure funding, assisting in selection of the project consultants, selecting a project site, and monitoring budgets during construction.

Project C02422 King County Low-Income Housing Development technical assistance

5. **Review projects for consistency with the Consolidated Plan.** Review project applications to the Washington State Housing Finance Commission, the Washington State Housing Trust Fund and other state and federal funding sources for consistency with the King County Consortium's Consolidated Housing & Community Development Plan, and the Seattle-King County Continuum of Care Plan contained in the Consolidated Plan.

Project C02204 King County CDBG Administration

6. **Promote and implement public-private initiatives for affordable housing.** King County staff will implement public-private initiatives for affordable housing development, including:

Negotiate and monitor agreements with developers of large parcels responsible for providing low, moderate, and median income housing as a condition of approval of the developments.

Contribute to the development and review of countywide, sub-regional and local land use policies and plans to ensure that opportunities for affordable housing are addressed in each plan.

Market available land, review projects, and negotiate development conditions with developers who are interested in County-owned land for low-income housing (up to 80 percent median income).

Promote the use of density bonuses and impact fee exemptions as incentives to construct projects serving renters with incomes at or below 50 percent of the median and homebuyers at or below 80 percent of median income.

Continue to prioritize the use of surplus property for affordable housing development and explore the feasibility of transfer of development rights and promote transit-oriented developments to include an affordable housing component.

Promote the adoption of local regulations to allow accessory dwelling units across all Consortium jurisdictions.

Project C02639 King County Affordable Housing Programs and Projects
Project C02204 King County CDBG Administration
Project HH1204 HOME Program Administration

7. **Promote regional fair share of affordable housing.** Continue to facilitate interjurisdictional participation in the development of affordable housing and promote specific strategies which implement countywide policies regarding fair share of affordable housing.

Project C02639 King County Affordable Housing Programs and Projects

8. **Create partnerships among housing sponsors.** King County staff will work with housing developers to create new, innovative partnerships between non-profit housing sponsors, private developers, and/or public housing authorities.

Project C02204 King County CDBG Administration
Project HH2204 HOME Program Administration

9. **Promote CRA obligations.** King County staff will continue to identify opportunities for new partnerships with private and financial institutions to develop housing and meet Community Reinvestment Act obligations through King County housing and economic development programs.

Project HH2204 HOME Program Administration

10. **Coordinate with public housing authorities.** The Consortium will continue to work cooperatively with the King County and Renton Housing Authorities. King County Consolidated Planning efforts will be closely linked with the housing authorities' planning requirements.

In 2002, King County Staff will work closely with the King County Housing Authority (KCHA) as they engage the community in discussions about the specific policies and initiatives that they will

pursue as participants in the “Moving To Work Demonstration Program”. King County Staff will also work with KCHA on the involved planning process that will begin for the redevelopment of Park Lake Homes I through a HOPE VI grant which was awarded in the Fall of 2001.

Project C02204 King County CDBG Administration

11. **Continue fair housing planning and implementation of fair housing action plan.** King County staff will continue to work with the Consortium partners on implementation of the *1997-99 Fair Housing Action Plan*. King County staff will also work with the Consortium to complete an update of the *1996-99 Analysis of Impediments to Fair Housing Choice* in 2002, and begin the process of completing an updated *Fair Housing Action Plan*.

King County staff will update the Fair Housing Tool Kit for local planners in 2002, and will develop and cosponsor a workshop on fair housing issues for local jurisdictions, with HUD and the King County Office of Civil Rights Enforcement.

King County staff will continue to provide technical assistance to local jurisdictions and housing providers on fair housing issues, and will continue to respond to inquiries from the public with information and referrals for assistance.

Project C02204 King County CDBG Administration

Project HH2204 HOME Program Administration

12. **Continue opportunities for credit enhancements.** King County staff will continue to provide credit enhancements to appropriate projects developed by the King County Housing Authority (KCHA) for families at or below 80 percent of median income by guaranteeing to loan funds to KCHA to assist projects acquired through tax-exempt bonds sold by KCHA. The availability of the credit enhancements allows lower rents since debt service to the project are less. Additionally, the County receives fees from KCHA for the provision of the credit enhancements to use for other housing purposes.

Project HH2204 HOME Program Administration

Local Funds

13. **Use CDBG funds for housing development.** King County CDBG funds will continue to revolve in a loan fund for land acquisition to be used in conjunction with self-help housing development in rural and suburban areas of the County. The sweat-equity approach substantially reduces the cost of housing below the market rate, providing homeownership opportunities to lower-income households.

Project C02919 King County CDBG Housing Development Set-Aside

14. **Use CDBG and HOME for homeownership programs.** King County will use CDBG funds and promote the use of the Consortium's HOME funds to provide homeownership opportunities for first-time homebuyers. The federal funds will be combined with other sources of funding (both public and private) to provide financing assistance to households at or below 80 percent of median income.

Project C02919 King County CDBG Housing Development Set-Aside

Project HH2000 HOME Subrecipient Housing Development

15. **Acquisition of mobile home parks.** CDBG, HOME and HOF funds will be used to help preserve mobile home parks whose residents are threatened with displacement due to redevelopment, as appropriate opportunities arise and are identified through the annual Request-for-Proposal process. King County will support the efforts of nonprofit organizations to acquire parks at risk of closure.

Project C02639 King County Affordable Housing Programs and Projects

Project C02919 King County & Small Cities CDBG Housing Development Set-Aside

Project HH2000 HOME Subrecipient Housing Development

16. **Promote affordable homeownership opportunities in large parcel developments.** King County staff will negotiate and monitor agreements with developers of large parcels responsible for providing low, moderate, and median income housing as a condition of approval of the developments.

Project C02639 King County Affordable Housing Programs and Projects

17. **Continue housing repair programs.** King County will continue its single-family homeowner housing repair program funded by CDBG and HOME funds. Emergency grants and deferred payment loans are available for health and safety repairs and other rehabilitation projects. Part of the program combines CDBG/HOME funds with private-lender market-rate loans to provide a homeowner with an affordable monthly payment.

Project C02519 King County Housing & Community Development Housing Repair Program

Project C02526 Kent Housing Repair Program

Project C02567 KCHA Northridge Apartments Fire Alarm

Project C02626 Bothell Housing Rehab Loan Funds

Project C02627 Des Moines Housing Rehab Loan Funds

Project C02628 Enumclaw Housing Rehab Loan Funds

Project C02631 Tukwila Housing Rehab Loan Funds

Project C02632 SeaTac Housing Rehab Loan Funds

Project C02633 Federal Way Housing Rehab Loan Funds

Project C02634 Lake Forest Park Housing Rehab Loan Funds

Project C02635 Renton Housing Rehab Loan Funds

Project C02636 Burien Housing Rehab Loan Funds

Project C02637 Covington Housing Rehab Loan Funds

Project C02640 Shoreline Housing Rehab Loan Funds

Project C01693 Tukwila Utility Connection Assistance

Project C02713 SeaTac Senior Services Minor Home Repair

Project C02739 Redmond Housing Rehab Loan Funds

Project C02751 Renton Housing Repair Assistance Program

Project C02782 KCHA Pickering Court Play Area Equipment Purchase

Project C02699 Tukwila Minor Home Repair
Project HH2107 HOME Housing Rehabilitation

Other Objective #1 Actions (Local Funds)

- **Allocate local King County housing capital funds.** The Housing Opportunity Fund (HOF), capitalized with general funds, will fund projects for acquisition, new construction and rehabilitation to provide rental housing units for households with incomes up to 50 percent of median. Funds will be targeted to projects serving homeless individuals and families, special-needs populations, and people at risk of displacement. The HOF will provide a major source of match for HOME funds.
- **Allocate local King County funds for predevelopment.** King County will provide general funds for the Community Development Loan Fund that continues to provide revolving funds for predevelopment costs associated with eligible housing development projects.
- **Support workforce-housing initiatives.** King County will provide leadership and funding to support new initiatives designed to better address the affordable housing needs of the County's low and moderate income workforce, including first-time homebuyer education and downpayment assistance, and transit-oriented developments.
- **Surplus property initiatives.** King County will continue to carry out a 1996 ordinance, which gives first preference to the development of affordable housing on County-owned surplus land. Staff work proactively to identify potential sites and seek partnerships with potential housing developers.

Objective #2:

Provide a variety of appropriate housing programs for renters and owners with special needs.

Proposed Accomplishments:

Of the 700 units that will be developed or preserved each year in Objective #1, at least 60 units per year will be targeted to people with special needs.

Many of the activities listed under housing objective #1 also serve to promote the development of special needs housing. The Consortium will see to preserve and expand the supply of housing for people with special needs, including elderly residents, people with mental illness, people with HIV/AIDS, people who are chemically dependent, people with developmental disabilities, and people with physical disabilities. In addition the Consortium will undertake the following:

1. **Increasing access to housing.** Explore new approaches to provide modifications that will make existing housing accessible to people with disabilities, and to make more units "visitable" by persons with disabilities. The Consortium will cosponsor workshops to help overcome impediments to the siting of special-needs housing.

Project C02204 King County CDBG Administration

Project C02422 KCHCD Low-Income Housing Development

Project C02639 KCHCD Affordable Housing Programs and Projects

2. **Support voucher program targeted to special needs residents.** Work with the King County Housing Authority on special Section 8 voucher programs, which will be available through both tenant-based and project-based housing options to people with disabilities.

Project C02204 King County CDBG Administration

3. **Support housing development serving special-needs populations and coordinate with human service systems regarding the needs and priorities for the special-needs populations they serve.** Work with the drug/alcohol system, the mental health system, and the developmental disabilities program to identify appropriate housing opportunities that connect capital investments with appropriate resident services.

Project C02422 KCHCD Low-Income Housing Development

Project C02919 King County HCD Housing Development Set-aside

Other Objective #2 Actions (Local Funds)

- **Increase housing for the developmentally-disabled.** The King County Housing and Community Development Program will implement a new developmental disabilities (DD) housing development initiative, which will include a new staff position in the King County DD Division to assist DD households in accessing housing and services.

Objective #3

Provide services and facilities to prevent homelessness and to address the needs of families and individuals when homelessness occurs.

Proposed Accomplishments:

Of the 700 units that will be developed/preserved each year under Objective #1, approximately 40 units will be emergency, transitional and/or permanent housing targeted for people who are homeless.

1. **Target CDBG funds for homeless programs.** The King County Consortium will continue to target CDBG funds to help maintain the existing supply of emergency and transitional housing for homeless families, and to provide related emergency services that typically benefit homeless people and those at risk of homelessness. Allocations are consistent with the King County Continuum of Care Plan.

Shelters & Transitional Housing:

Project C02533 Kent YWCA Domestic Violence Housing Support

Project C02263 Kirkland Interfaith Transitional Housing Support

Project C02269 Kirkland YWCA Family Village Program Support

Project C02549 Shoreline Hopelink Emergency Shelter Support

Project C02553 Shoreline Church Council of Greater Seattle Homelessness Project

Project C02850 Renton DAWN Shelter Support

Emergency services and food:

Project C02308 Redmond Hopelink Emergency Services Support
Project C02490 Shoreline Hopelink Emergency Services Support
Project C02502 Shoreline Food Lifeline Food Distribution Support
Project C02530 Kent Emergency Feeding Program Support
Project C02552 Shoreline Emergency Feeding Program Support
Project C02703 SeaTac Des Moines Area Food Bank Support
Project C02707 SeaTac Emergency Feeding Program Support
Project C02865 Renton Emergency Feeding Program Support
Project C02891 Burien Catholic Community Services Emergency Assistance Support

2. **Continue allocations to ESG and CDBG projects selected in 2001 that support emergency shelter and homeless prevention programs through the Homeless Assistance Fund (“HAF”).** The HAF supports projects within the Continuum of Care plan system as identified by the 2000-2003 Consolidated Housing and Community Development Plan.

Project C02061 ESG Subrecipient Shelter Support
Project C02070 ESG Program Administration

3. **Use CDBG funds to support capital projects for the homeless.** The King County Consortium will use CDBG and HOF funds for capital projects, which increase the supply of emergency shelters for underserved populations and increase the supply of transitional and permanent affordable housing for all populations, at or below 80 percent of median income (for HOF funds, at or below 50 percent of median income).

Project C02919 King County & Small City CDBG Housing Development Set-Aside

4. **Planning and implementation of homeless projects.** King County will participate in planning and implementing homeless assistance projects and other programs serving persons at or below 80 percent of the median income and provide housing planning, development, and rehabilitation assistance to cities and towns in the King County Consortium.

Project C02204 King County CDBG Administration
Project HH2204 HOME Program Administration

5. **Encourage use of surplus properties available for homeless.** Staff will work with shelter providers and other non-profits to access homes available through HUD's Single Family Lease/Sale Assistance Programs for the Homeless and through surplus federal property for the homeless.

Staff will continue to review surplus Federal and County properties for potential use as affordable, transitional or emergency housing.

Project C02204 King County CDBG Administration
Project C02639 King County Affordable Housing Programs and Projects
Project HH2204 HOME Program Administration

6. **Update continuum of care planning and implement strategies.** King County will continue efforts to implement the recommendations of the “Advisory Committee on Homelessness,” regarding the 2001 McKinney competition and update of the continuum of care analysis of homeless resources and gaps which exist in the system, as required by the McKinney application.

Project C02204 King County CDBG Administration

7. **Administer McKinney Continuum of Care homeless assistance grants.** King County will work with community-based project sponsors to implement McKinney Supportive Housing Program and Shelter Plus Care awards. The active projects are:

McKinney grants administered by King County

Vietnam Veteran’s Leadership Program - transitional housing

King County Shelter Plus Care – rental assistance for homeless persons with disabilities

Consejo/Mi Casa – supportive services and transitional housing

Eastside Domestic Violence/My Friends Place – supportive services and transitional housing for homeless victims of domestic violence

Hopelink’s Bellevue Transitional Housing – supportive services and transitional housing

King County DCHS Regional Homeless Childcare – child care services

Other Regional Grantees

Auburn Youth Resources Severson House – transitional housing

City of Seattle Regional Homeless Youth Coordination Project – intensive outreach, employment and housing search services for youth

YWCA of Seattle/King County Three Agency Demonstration Project – supportive services and transitional housing

Friends of Youth Arbor House – transitional housing and supportive services

Kent Youth and Family Services Watson Manor – transitional housing and supportive services

Multi-Service Center Transitional Housing – transitional housing and supportive services

South King County Multi-Service Center Transitional Family Housing – transitional housing and supportive services

YWCA Family Village, Anita Vista and Auburn Transitional – transitional housing and supportive services

Funding for administrative activities is included in the McKinney awards.

8. **Maintain CDBG-supported homelessness prevention project.** The King County Consortium will support homeless prevention activities conducted by the Housing Stability Project. The funds will be used to provide emergency loans and grants to households at risk of losing their housing, and for move-in assistance to homeless households moving into permanent housing.

Project C02101 Fremont Public Association Housing Stability Project

9. **Homeless Prevention support for tenants in public housing.** King County will continue to use CDBG funds to support services to tenants in publicly-assisted housing by providing case

management, referral and assistance in accessing emergency services such as food and medical care.

Project C02137 Neighborhood House Homelessness Prevention Services

10. **Enforcement of relocation policies.** King County will enforce the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, to provide financial and relocation assistance for persons displaced as a result of projects using federal funds. King County will also enforce Section 104(d) of the Housing and Community Development Act of 1974 as amended, requiring the replacement of housing units occupied by households at or below 80 percent of median income that are demolished or converted to another use in connection with a CDBG project.

Project C02241 King County CDBG Administration - Capital

Other Objective #3 Actions (Local Funds)

- **Shelter Plus Care Administration.** King County will administer \$3.7 million annually in Shelter Plus Care funds and participate in the Shelter Plus Care Coordinating Committee to implement and evaluate the grant. This work will include ongoing planning for how best to downsize the program in the event the program is not renewed at existing levels. Funding for part of the administration is also included in the Shelter Plus Care award.
- **Emergency Shelter Support.** King County and numerous suburban cities will allocate general funds to support emergency shelter programs. King County will use general funds to support a shelter in downtown Seattle during the severe weather months of October 15, 2001 through January 12, 2002, as well as numerous youth and domestic-violence shelter programs throughout King County.
- **Housing counseling.** King County will continue to use general fund revenues for housing counseling programs including fair housing, mortgage default, and tenant counseling and advocacy.
- **Fair Housing enforcement.** The King County Office of Civil Right Enforcement will continue to use general funds to enforce King County Ordinance No. 5280, which prohibits housing discrimination. The Fair Housing Section will serve King County residents through education, information, referral and resolution of discrimination complaints.
- **Transitional Housing, Operating and Rental Assistance.** King County will continue to administer approximately \$1,027,000 annually for transitional housing and rental assistance for homeless families with children. King County will work with the service providers and other funders of homeless programs to ensure that the program guidelines for this state money are consistent with the regional Continuum of Care strategies.
- **Regional Homelessness Initiatives:** King County will continue to participate in regional initiatives to address homelessness, such as:
Safe Harbors Design Project: An outcome-based, computerized system to facilitate timely, efficient and effective access to needed services and supports for persons who are homeless in King County. CDBG Administration funds are also part of this project.

Gates Foundation “Sound Families”: A transitional housing initiative for funding the development of transitional housing in conjunction with the provision of supportive services for homeless families in Pierce, King and Snohomish counties.

Committee to End Homelessness: An effort launched by St. Mark’s Cathedral to drastically reduce homelessness in our region within the next ten years. The Committee has garnered support from the private sector, local government and private foundations to increase public and private resources for homelessness programs in Seattle and King County.

“Out of the Rain” Initiative: a comprehensive effort by United Way of King County to target resources to address homelessness in King County.

Objective #4

Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and access to it

1. **Continue implementing the recommendations of a public-private housing task force to develop financing sources for housing.** As part of GMA implementation, King County and its Consortium partners will work to implement the recommendations of the Growth Management Planning Council-appointed Housing Finance Task Force and its successor, the Housing Finance Implementation Committee, regarding appropriate sources of countywide housing funds and strategies for securing these funds.

*Project C02639 King County HCD Affordable Housing Programs and Projects
And Local Funds*

2. **Support Washington Reinvestment Alliance.** King County will continue to support the efforts of the Washington Reinvestment Alliance, a coalition established to work cooperatively with financial institutions to improve performance under the federal Community Reinvestment Act.

*Project C02204 King County CDBG Administration
Project HH2204 HOME Program Administration*

3. **Support development of strong housing coalitions.** King County will continue to support the development of strong coalitions by funding and participating in organizations such as:
 - The Washington Low-Income Housing Congress, which advocates for state funding and policies favorable to low-income (up to 80 percent of the median) housing.
 - A Regional Coalition for Housing (ARCH), which assists Eastside jurisdictions in housing planning and program implementation.
 - The Seattle-King County Housing Development Consortium, which represents non-profit housing developers and addresses common issues and concerns.
 - The Washington Low-Income Housing Network, a statewide organization providing information about housing needs and monitoring of the progress and accomplishments of state and federal housing programs.

*Project C02204 King County CDBG Administration
Project HH2204 HOME Program Administration
Project C02639 King County HCD Affordable Housing Programs and Projects*

And Local Funds

4. **Use of Section 108 loans.** King County will explore the use of Section 108 loan guarantees for funding of housing development activities.

Project C02204 King County CDBG Administration

Other Objective #4 Actions (Local Funds)

- **Promote state and federal funding for affordable housing capital and operating costs, and other programs.** The King County Consortium advocates at the state and federal level, based upon adopted legislative priorities, in support of continued funding for affordable housing, homeless assistance and mobile home relocation assistance
- **Housing Education and Trends.** King County will use general funds to support activities which help educate the community about low-income housing needs, programs, and trends, and will support forums for gathering community input about these issues.
- **Increase funding base.** Support legislation and other initiatives designed to increase state and local funding for affordable housing and homeless programs.
- **Linkages with public housing authorities.** Work closely with the King County and Renton Housing Authorities in carrying out their mandated planning processes and in planning and developing other low-income housing initiatives.
- **Incentives.** As appropriate, support activities designed to stimulate affordable housing development, including incentive programs, use of surplus property, removal of regulatory barriers, land banking, and more.
- **Technical assistance.** Provide housing development technical assistance to non-profit organizations.
- **Coordination with other funders.** Promote coordination with other housing funders, housing advocacy and information groups, and subregional housing entities. Work with other funders to simplify and streamline application, contracting, and monitoring processes for capital funds. CDBG and HOME administrative funds are utilized in conjunction with local dollars.
- **Linkages with welfare-to-work initiatives.** Support workforce housing initiatives, building links to welfare-to-work programs as appropriate.
- **Efforts to preserve the loss of project-based Section 8** and other subsidized housing with expiring subsidies. Participate in planning for and carrying out strategies to minimize the loss of project-based Section 8 units as contracts expire.
- **Shared housing.** Continue to explore whether there is sufficient demand in the Consortium to warrant creation of shared housing/roommate matching services. If so, take steps to examine potential program designs and funding sources.

CDBG and HOME administrative funds are utilized in conjunction with local dollars in the following activities:

- ◆ Linkages with public housing authorities
- ◆ Incentives
- ◆ Technical assistance
- ◆ Coordination with other funders
- ◆ Linkages with welfare-to-work initiatives

- ◆ Efforts to preserve the loss of project-based Section 8
- ◆ Shared housing

Community Development

The following section lists the specific projects that will be implemented in 2002 for each of the Consortium's four Community Development Objectives. King County and the sixteen Pass-through Cities, who receive a direct allocation of CDBG funds, developed the objectives which address the priority community development needs identified in the *King County Consortium Consolidated Housing and Community Development Plan for 2000-2003*.

Objective #1

Improve flood/storm drain systems, water systems, sewer system, sidewalks, and other public infrastructure in low- and moderate-income and/or blighted neighborhoods including access for persons with disabilities by removal of architectural barriers in existing neighborhoods.

Proposed Annual Accomplishments

- **Provide subrecipient technical assistance and contract management to 10 public infrastructure and park facility projects and five projects to remove architectural barriers annually; and**
- **Complete two public infrastructure and park facility projects and four projects to remove architectural barriers annually.**

Activities

The Consortium will use CDBG funds to support construction and rehabilitation of public infrastructure and park facilities that reflect high priority needs. Activities will include construction or rehabilitation of existing sidewalk and park facilities in order to improve access to persons with disabilities.

C02209	<i>Des Moines Pacific Ridge Sidewalk Project</i>
C02236	<i>Kirkland Sidewalk Barrier Removal Project</i>
C02305	<i>Enumclaw MacFarland Park Phase 1 Renovation</i>
C02364	<i>Federal Way 23rd Ave S Street Improvement</i>
C02641	<i>Tukwila Duwamish Neighborhood Sidewalk Construction</i>
C02784	<i>City of Algona - Chicago Avenue Waterline Project</i>
C02785	<i>KC DOT - Military Rd So Neighborhood Enhancement</i>
C02786	<i>KC DOT - 8th Ave SW Neighborhood Enhancement</i>
C02787	<i>KC DOT - Beacon Ave So Neighborhood Enhancement</i>
C02876	<i>Burien North Ambaum Park Acquisition</i>
C98325	<i>Enumclaw 5 Year Sidewalk Replacement Project</i>

Objective #2

Acquire and/or improve public and non-profit facilities which benefit low- and moderate-income residents or remedy slum/blight condition; improve access to public facilities for persons with disabilities by removal of architectural barriers.

Program Accomplishments:

- **Provide technical assistance to 40 public facility projects, including projects to remove architectural barriers;**
- **Complete 10 public facility projects and five facility projects to remove architectural barriers.**

Activities

The Consortium will use CDBG funds to support acquisition, construction and rehabilitation of community facilities that reflect high-priority needs. Activities will include:

- acquisition of property by nonprofit health and human service agencies which are either leasing facilities and/or require satellite facilities;
- construction or rehabilitation of both public and nonprofit facilities to expand service delivery capacity;
- rehabilitation of both public and non-profit facilities to address deferred maintenance or health and safety issues; and
- rehabilitation of both public and private facilities in order to improve access to clients with disabilities.

<i>C01397</i>	<i>Hearing, Speech and Deafness Center Facility Construction</i>
<i>C01709</i>	<i>SeaTac Lutheran Social Services Facility Design</i>
<i>C02225</i>	<i>AtWork! Issaquah Facility Improvements</i>
<i>C02241</i>	<i>King County CDBG Administration – Capital</i>
<i>C02517</i>	<i>Kent Human Services One-Stop Acquisition & Design</i>
<i>C02568</i>	<i>Center for Human Services Facility Improvements</i>
<i>C02608</i>	<i>King County Consortium Regional Economic Development & Capital Projects</i>
<i>C02748</i>	<i>Black Diamond Comm Center Facility Improvement</i>
<i>C02749</i>	<i>KCHA Kent Family Center Architecture & Engineering</i>
<i>C02783</i>	<i>Children's Therapy Center Site Acquisition</i>
<i>C98255</i>	<i>Des Moines Senior Center Land Acquisition</i>
<i>C99822</i>	<i>Kinderling Center Design and Engineering</i>

Objective #3

Enhance quality of life for families and individuals by supporting health and human services that predominantly serve low- and moderate-income residents.

Program Accomplishments:

Provide services to 38,000 persons.

Activities

The Consortium will use CDBG funds to support basic needs services (food, clothing, and emergency services), senior services, youth services, child care, employment training, health services and domestic violence services. Activities will include but are not limited to:

- distribution of food products to food banks located in the Consortium;
- providing access to emergency food, shelter, clothing, transportation and utility assistance for low- and moderate-income persons;
- providing child care scholarships for low- and moderate-income families;
- providing employment training and counseling to immigrants and refugees;
- providing health and dental care to low- and moderate-income persons;
- supporting support services to victims of domestic violence and their children;
- providing operational support to senior centers; and
- providing recreational programs to low- and moderate-income youth.

<i>C02015</i>	<i>Food Lifeline Food Distribution Support</i>
<i>C02116</i>	<i>Covington YWCA Emergency Shelter Support</i>
<i>C02125</i>	<i>Kent CHCKC Primary Care & Natural Health Services Support</i>
<i>C02130</i>	<i>Auburn Youth Resources Shelter Support</i>
<i>C02131</i>	<i>FPA Motel Vouchers and Shelter Support</i>
<i>C02132</i>	<i>Friends of Youth Shelter Support</i>
<i>C02133</i>	<i>CCS/HOME Shelter Support</i>
<i>C02135</i>	<i>Island Domestic Violence Outreach Services</i>
<i>C02136</i>	<i>Legal Action Center Services</i>
<i>C02160</i>	<i>Tukwila Senior Citizen Program Support</i>
<i>C02161</i>	<i>Des Moines Senior Center Support</i>
<i>C02266</i>	<i>Kirkland Jewish Family Services Training & Employment</i>
<i>C02297</i>	<i>Issaquah Valley Senior Van Driver Support</i>
<i>C02308</i>	<i>Redmond Hopelink Emergency Services Support</i>
<i>C02334</i>	<i>Enumclaw Youth & Family Resource Center Support</i>
<i>C02337</i>	<i>Enumclaw Community Hospital Transportation Support</i>
<i>C02360</i>	<i>Redmond Hopelink Literacy Services</i>
<i>C02366</i>	<i>Redmond Hopelink Child Care/Job Support</i>
<i>C02389</i>	<i>Federal Way Domestic Violence Victim Advocate</i>
<i>C02393</i>	<i>Federal Way CHCKC Dental Support</i>
<i>C02406</i>	<i>Federal Way YMCA CARES Child Care Subsidy Program</i>
<i>C02431</i>	<i>Lake Forest Park - Shoreline Senior Center Program Support</i>

C02467	<i>Black Diamond Community Center Support</i>
C02490	<i>Shoreline Hopelink Emergency Services Support</i>
C02491	<i>Shoreline East/North Healthy Start Support</i>
C02502	<i>Shoreline Food Lifeline Food Distribution Support</i>
C02503	<i>Shoreline CHS Anger Management Support</i>
C02521	<i>Pacific/Algona Community Center Support</i>
C02530	<i>Kent Emergency Feeding Program Support</i>
C02533	<i>Kent YWCA Domestic Violence Housing Support</i>
C02552	<i>Shoreline Emergency Feeding Program Support</i>
C02562	<i>Hopelink Sno-Valley Center Support</i>
C02703	<i>SeaTac Des Moines Area Food Bank Support</i>
C02707	<i>SeaTac Emergency Feeding Program Support</i>
C02719	<i>SeaTac Domestic Violence Prevention Program</i>
C02744	<i>WorkSource Rural Connection</i>
C02797	<i>Vashon Youth and Family Services Community Safety Net</i>
C02798	<i>Volunteers of America Skykomish Case Management Sup</i>
C02803	<i>Neighborhood House Park Lake Homes Case Manageme</i>
C02845	<i>Renton CHCKC Primary Dental Support</i>
C02855	<i>Renton Elderhealth NW Connection Program Support</i>
C02859	<i>Renton Visiting Nurse Services Support</i>
C02865	<i>Renton Emergency Feeding Program Support</i>
C02871	<i>Renton Communities in Schools Support</i>
C02885	<i>Burien Highline YMCA School Age Child Care Support</i>
C02886	<i>Burien Project Look Program</i>
C02891	<i>Burien CCS Emergency Services Support</i>
C02959	<i>Bothell Senior Transportation Support</i>

Objective #4

Assess community development needs and ensure compliance with applicable federal regulations.

Program Accomplishments:

- **Complete housing and community development needs assessments in north and south King County.**
- **Provide administration of the CDBG Program.**
- **Provide technical assistance to subrecipients.**

Activities

The Consortium will use CDBG funds for planning and administration activities. These include:

- human services needs assessment;
- housing and community development needs assessments;
- technical assistance to public and nonprofit agencies on development of outcome measures;
- economic development plans; and
- general administration of the CDBG Program.

<i>C02059</i>	<i>KC HCD Assistance to Small Cities</i>
<i>C02120</i>	<i>Covington CDBG Planning and Administration</i>
<i>C02138</i>	<i>Redmond CDBG Planning and Administration</i>
<i>C02204</i>	<i>King County CDBG Administration</i>
<i>C02245</i>	<i>Des Moines CDBG Planning and Administration</i>
<i>C02300</i>	<i>Issaquah CDBG Planning and Administration</i>
<i>C02306</i>	<i>Enumclaw SR 410 Corridor Study</i>
<i>C02312</i>	<i>Enumclaw CDBG Planning and Administration</i>
<i>C02375</i>	<i>Federal Way CDBG Planning and Administration</i>
<i>C02432</i>	<i>Lake Forest Park CDBG Planning and Administration</i>
<i>C02507</i>	<i>Renton CDBG Planning and Administration</i>
<i>C02531</i>	<i>Kent CDBG Planning and Administration</i>
<i>C02534</i>	<i>Kirkland CDBG Planning and Administration</i>
<i>C02555</i>	<i>Shoreline CDBG Planning and Administration</i>
<i>C02705</i>	<i>SeaTac CDBG Planning and Administration</i>
<i>C02890</i>	<i>Burien CDBG Planning and Administration</i>
<i>C02950</i>	<i>Bothell CDBG Planning and Administration</i>

Economic Development

The following section lists the specific projects that will be implemented in 2002 that will further the Consortium's Economic Development Objective. The objective was developed by King County and the sixteen Pass-through Cities in the context of the overall countywide economic development goals and action plan for region.

Objective

Increase employment opportunities for low- and moderate-income residents and help maintain or increase the viability of our existing industrial and commercial areas.

Program Accomplishments:

- **Create and/or retain 40 permanent jobs for low- and moderate-income persons.**
- **Assist three small and/or economically-disadvantaged businesses, either in obtaining financing for business/job retention and expansion purposes, or to promote revitalization of one or more Consortium partner's commercial areas.**

Activities

The Consortium will use CDBG funds for the following economic development activities:

- maintaining the availability of industrial land where there is already adequate infrastructure and providing for any necessary clean-up of “brownfields” – existing industrial sites which have some environmental contamination limiting their re-use;
- redeveloping existing commercial areas;
- increasing employment opportunities for low- and moderate-income people; and
- fostering public-private partnerships through direct economic development assistance to private for-profit businesses where such assistance will create or retain jobs and business opportunities for low- and moderate-income persons.

C02302 Green River Community College Foundation Small Business Assistance

C02684 King County Consortium Regional & Economic Development Program

C02685 King County Small Business Loan Program

Monitoring Plan

King County has extensive monitoring procedures with regard to funds provided by HUD. These procedures were developed to address federal, State and County statutory and regulatory requirements in addition to providing County staff with a system of ensuring project compliance and accomplishment. With other funds received from HUD, King County will conduct monitoring reviews to determine that the County's programs financed by HOME funds will be carried out in accordance with the County's adopted consolidated plan and in a timely manner. This section will discuss (1) monitoring to meet H&CD Plan goals, (2) ensuring compliance with statutory and regulatory requirements, and (3) maintaining fiscal control.

Monitoring to Meet H&CD Plan Goals

King County will report annually on the progress made toward meeting the goals established in the consolidated plan for assisting persons and communities at or below 80 percent of the median income. This performance report will comply with HUD's requirements and format and be submitted by the date HUD selects.

Ensuring Compliance with Statutory and Regulatory Requirements

King County has three major monitoring tools to ensure compliance with requirements: These are (a) allocation policies, (b) contract requirements and (c) on-site monitoring.

Policies

King County adopted the H&CD Plan which guided the application and allocation process for 2002 CDBG funded projects. The H&CD Plan will also guide the two King County Housing Finance Programs that allocate County and Small Cities CDBG and HOME funds, as well as the allocation of 2002 ESG funds through a competitive process.

Agencies requesting funds are asked to respond to general and program-specific policies in their application and only those meeting the policies are awarded funds. The general policies incorporate federal, state and local requirements. These policies include, among others:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds
- establishment of a legally binding public interest

- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- adherence to lead-based paint abatement regulations
- establishment of affordable rents.

Housing projects are also asked to respond to the following housing activity policies formerly incorporated in the King County Housing Assistance Plan, but now identified in the housing section of H&CD Plan: Address needs/gaps identified in the H&CD Plan; utilize other funds effectively; affirmatively further fair housing practices; develop an affirmative marketing plan; and complete an environmental review checklist.

All projects requesting CDBG, HOME or ESG funds are evaluated to determine if they are (1) program eligible and priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

Contracts with Subrecipients

Projects funded through HOME, CDBG or ESG will be required to enter into a contract with King County. In addition to the scope of work, duration, and projected accomplishments or performance, each contract contains federal, state and local program requirements by which each agency must abide or they will not be reimbursed. These include, but are not limited to, requirements related to:

- audits
- subcontracting
- insurance coverage
- conflict of interest issues
- grounds for suspension or termination
- corrective action
- prohibition of political activities
- nonsubstitution of local funds
- constitutional prohibition against funding of religious activities
- environmental review
- nondiscrimination practices
- procurement standards
- labor standards
- restrictions on change of use
- acquisition and relocation
- housing quality standards
- public information
- certification regarding lobbying
- evaluation and recordkeeping
- bid procedures
- acquisition procedures
- relocation and one for one replacement housing
- Section 504/handicapped accessibility
- construction
- lead based paint abatement
- Section 3 compliance

Contracts are mailed to the agencies for their review before being executed. Agencies clearly understand that the contract requirements are the criteria against which they will be monitored. When the contract agreement has been signed by the sub-

grantee and the King County Executive, a meeting is held between the project manager and the sub-grantee to ensure that the sub-grantee is aware of all conditions that accompany the agreement.

The project manager keeps in touch with the subgrantee on the progress of the project and is available throughout the life of the contract for continuing technical assistance. For some projects, weekly contact is necessary to ensure successful project oversight.

On-site Monitoring

During the middle of the project year, the County schedules monitoring visits with selected sub-grantees. During the site visit, the project manager reviews records and evidence of performance in many areas: Program administration; benefit to persons at or below 80 percent of the median income; environmental review; equal opportunity in employment, real property acquisition and relocation; procurement procedures; construction projects; finance and recordkeeping; and audit requirements among other areas. The checklist of areas to be monitored is reviewed and updated annually and has been reviewed by the local HUD office. This process helps the project managers identify areas that need attention when dealing with a particular project and sub-grantee. The project manager will work with a sub-grantee until the deficiency identified in the monitoring report is rectified.

For projects with a restriction on change of use, periodic visits are conducted during the years the restriction is in place.

Fiscal Controls

The County has standardized procedures to ensure that fiscal information on HOME, CDBG and ESG funds that is being submitted to a HUD cash and management information system is correct and complete. Once our letter of credit is approved and HOME, CDBG and ESG funds become available, separate accounts are set up through the County's Office of Financial Management.

Each approved project is linked to each account authorized by the respective letter of credit via the County's Accounting Resource and Management System. A continuing balance for each project is maintained on a mainframe computer and can be accessed on a daily basis. A separate account for HOME matching funds has been set up and the HOME Coordinator is responsible for monitoring allocations and expenditures to ensure the matching requirements have been met.

When the subgrantee requests reimbursement, they are required to submit both a County voucher reimbursement and backup documentation that the costs were actually incurred, as well as a performance accomplishment report. Individual project managers and a fiscal staff person review both. Reimbursement requests are reviewed for appropriateness and eligibility under contracted provisions. If an inappropriate or ineligible cost is incurred, or if performance falls far below projections, the County will not reimburse the sub-grantee and will meet with them to try to rectify the situation.

The completion of a project does not necessarily end the County's involvement with it. For example, once a construction or real property acquisition project is completed, the County will secure the public interest in the project and restrict any potential change of use via a promissory note and deed of trust instrument against the real property. HOME, CDBG and ESG funds are subject to payback, with a share of the appreciated value, if the use of the property changes.

2002 Funds Available

The King County CDBG and HOME Consortia will receive approximately **\$13,076,752** in Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other federal funds in 2002.

CDBG Funds:

2002 Estimated Entitlement	\$ 7,303,000	
Projected Program Income	1,205,385	
Recaptured Grant Funds	<u>1,131,971</u>	
Total CDBG Funds		\$ 9,640,356

HOME Funds:

2002 Estimated Entitlement and	\$3,643,000	
Program Income (Projected)	1,000,000	
Total HOME Funds		\$ 4,643,000

Emergency Shelter Grant Funds:

Emergency Shelter Grant	\$ 250,000	
Total ESG Funds		<u>\$ 250,000</u>

Total Federal Funds	\$14,533,356
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The federal funds will be allocated to the activities listed in the following pages. The activities will be implemented in the 2002 program year. They are consistent with the King County Consortium Consolidated Housing and Community Development Plan for 2000 - 2003 and meet the applicable federal requirements for the CDBG, HOME and other grant programs. The activities predominantly benefit persons who are at or below 80 percent of the area median income.

Specific CDBG Submission Requirements

Program Income

The following sources of program income are expected to be received in 2002.

Housing Repair Loan Paybacks	\$ 947,265
Revolving Loan Fund Income	6,000
Housing Stability Loan Repayments	12,001
Miscellaneous Reimbursements	54
Consortium Capital Fund	
MHCP	43,544
City of Kent	170,630
Unallocated 2000 collections	25,944
TOTAL Program Income	\$ 1,205,385

Recaptured Funds

The following funds are available from 2000 and earlier projects which have been completed with an underrun or which have been canceled. These funds have been recaptured and reallocated to the 2002 CDBG Program.

According to policies stated in the 2000-2003 CDBG Interlocal Cooperation Agreement with the King County Consortium cities, which was adopted by all the Consortium members, recaptured administration dollars and other Consortium-wide funds are shared and reallocated among the Consortium partners. Projects which were amended (the amount to be expended was changed by 25 percent unless the decrease was the result of an underrun; the purpose, scope, location or beneficiaries of the project was changed; a project was canceled; or a new project was funded) were published and citizens were allowed to comment.

Jurisdiction	Project #	Title	Amount	Total
Consortium-wide To Jurisdictions	C00204	King County CDBG Admin	16,675	25,340
	C00241	King County CDBG Admin - Capital	21,253	
	C00101	FPA Housing Stability	2,453	
		Add'l Admin Charges	(15,041)	
Bothell	C01583	Bothell Unallocated	8,048	8,048
Burien	C01584	Burien Unallocated	120,000	120,000
Covington	C01598	Covington Unallocated	3,741	3,741
Des Moines	C01588	Des Moines Unallocated	11,806	11,806
Enumclaw	C00312	Enumclaw CDBG P&A	298	5,463
	C01588	Enumclaw Unallocated	5,164	
	C98324	Enumclaw KCHA Rainier View Apts.	1	
Federal Way	C00375	Federal Way CDBG P&A	18,155	98,631
	C00389	Federal Way DV Coordinator	841	
	C00410	Federal Way Educational Program	1,307	
	C00411	AYR Federal Way Youth Shelter	40,000	
	C00582	Federal Way Unallocated	8,328	
	C99764	Valley Cities Counseling	30,000	
Kent	C00531	Kent CDBG Planning and Admin	7,011	12,444
	C99527	Kent P&R Kiwanis Tot lot	5,433	
Kirkland	C00534	Kirkland CDBG Planning and Admin	2,211	554
	C97264	Kirkland Senior Center Accessibility	(1,657)	

Jurisdiction	Project #	Title	Amount	Total
Lake Forest Park	C01584	Lake Forest Park Unallocated	2,456	2,456
Mercer Island	C01597	Mercer Island Unallocated	61,217	61,217
Redmond	C00138	Redmond CDBG Planning and Admin	2,991	2,995
	C98351	Redmond KCHA Avondale House	4	
Renton	C01603	Renton Unallocated	56,058	56,058
SeaTac	C98708	SeaTac SCKGHA Facility	5,607	

	C99764	Valley Cities Counseling	9,957	
				15,564
Shoreline	C00555	Shoreline CDBG Planning and Admin	2,132	
	C00493	Shoreline YMCA Facility	40,000	
				42,132
Tukwila	C99692	Tukwila Riverton Park ADA	1,135	
				1,135
Co & Sm Comm	C95647	Ravensdale Water System	2,066	
	C98813	KCWD #119 ULID Assessment	19,775	
	C99470	Black Diamond CC Facility	10,000	
	C99828	Kenmore Planning Study	2,256	
	C92520	KC Housing Rehab Loan Funds	2,794	
	C00521	Pacific/Algona CC Support	2	
	C00580	Sno-Valley Senior Center	287,054	
	C00791	KCHCD Sammamish Planning	13,000	
	C00834	Vashon Community Care	197,523	
	C97761	LIHI May Valley Mobile Home Park	(2,903)	
	C00059	KCHCD TA to Small Communities	83,577	
	C00422	KCHCD Low-Income Housing	(5,346)	
	C00519	KCHCD Housing Repair Program	2,504	
	C00639	KCHCD Affordable Housing	36,980	
				649,282
Regional Pot	C00684	KC ORPP Economic Development Program	17,557	
		Overallocation to C00101 FPA HSP	(2,453)	
				15,104
		TOTAL		1,131,971

Specific HOME Submission Requirements

Recapture/Resale Provisions:

HOME funds used for housing rehabilitation will be subject to recapture if the property is sold, title is transferred and/or the owner does not comply with the affordability requirements. HOME funds used for housing development or preservation will be subject to recapture if affordable rental housing is not provided for low-income household, in accordance with the contract requirements or for home ownership projects, if the home does not continue to be the principal residence of the homebuyer for the duration of the period of affordability. The amount subject to recapture is based upon the amount of HOME assistance that enabled the homebuyer to purchase the home. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price but excludes the development subsidy. The recaptured HOME funds will be used for other HOME-eligible activities or to assist subsequent homebuyers depending upon the design of the homeownership program.

Tenant-Based Rental Assistance:

The Consortium does not engage in this activity.

Other Forms of Investment:

The Consortium does not use forms of investment other than those described in 24 CFR 92.205(b).

Affirmative Marketing:

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more HOME-assisted housing units, per 24 CFR 92.351. The County will advertise the HOME Program in publications throughout the County and will notify all housing related community organizations about the availability of HOME funds and the eligible activities. The County's Office of Civil Rights Enforcement requirements for equal access to programs will be adhered to from the initial stages of program development.

King County will use the following procedures to inform the public, property owners, and potential tenants about federal and County fair housing laws that apply to the HOME Program.

1. The Equal Housing Opportunity logo will be used in all press releases, display advertising, and brochures used to market King County's rehabilitation program, as well as on the project application form; and
2. Owners will be informed of fair housing requirements during the initial interview and preliminary application process.

Requirements and Procedures for Owners

King County will require owners to display the Fair Housing poster at project sites, and to use the Equal Housing Opportunity logo on all advertising notifying the public of available rental units in projects rehabilitated through the County's HOME Program. The County will further require owners to use commercial media to advertise the availability of renovated units, especially in local newspapers serving the project area, including at least two minority newspapers. Through the Housing and Community Development Program's Housing Hotline, potential tenants will be referred to rehabilitated units.

King County will require building owners to maintain management records documenting their efforts to affirmatively market available rental units. Owners are required to have copies of advertisements for available units and copies of notices provided to outreach agencies to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach. Affirmative marketing records are available for review by the County at any time. This information is used to assess the results of the owner's affirmative marketing efforts. King County requires the owner to maintain rejected housing applications along with a statement explaining why the applicant was rejected.

King County staff will assess affirmative marketing efforts of owners receiving HOME dollars through the following:

- (a) periodic visits by County staff to completed projects;
- (b) an annual review of records for a random sample of projects rehabilitated with HOME funds;

- (c) periodic checks for advertisements including the Equal Housing Opportunity logo, notices to minority and outreach agencies; and
- (d) verification of rents charged, and a record of approved and rejected tenant applications for housing.

If the review of the owner's efforts to affirmatively market units shows the owner has not complied with the County's affirmative marketing requirements, the County will inform the owner of the review findings in writing and give the owner time to correct the problems before a second record review is conducted. An owner's failure to correct problems and comply with affirmative marketing requirements may result in the County calling due the deferred-payment loan made to the owner for the property, or charging interest on the loan.

Specific ESG Requirements

ESG Targets

The King County Consortium currently targets available Emergency Shelter Grant (ESG) funds for the following:

- a) maintain the existing supply of emergency shelter beds for homeless families;
- b) maintain operating support for the existing family shelter system;
- c) expand the supply of emergency shelter for underserved populations; and
- d) maintain existing homeless prevention activities.

ESG funds and CDBG funds will be awarded to non-profit organizations through a combined competitive Request for Proposals process called the Homeless Assistance Fund. Project selection will be based on how well the application furthers the Continuum of Care strategies.

Sources of Matching Funds:

The County estimates that matching funds will be generated by applicants at the same level as last year, or approximately \$1million. The match sources include Community Development Block Grant funds (allocated suburban cities that receive a direct pass-through of CDBG funds), private donations, local jurisdictions' general fund support, and state funds for shelter programs. Specific detail on the amount of matching funds and their sources will be provided upon the conclusion of the competitive Request for Proposal process and award of the funds.

Listing of Adopted 2002 Projects In Numerical Order

The federal funds will be allocated to the activities listed in the following pages. The activities will be implemented in the 2002 program year. They are consistent with the King County Consortium Consolidated Housing and Community Development Plan for 2000-2003 and meet the applicable federal requirements for the CDBG, HOME and ESG programs. The activities predominantly benefit persons who are at or below 80 percent of the area median income.

Summary of Public Comments

The 2002 CDBG proposed projects were available for public review between September and November 2001. The Pass-through Cities and King County held public meetings or hearings on the proposed projects before they were adopted by the respective jurisdictions.

The following pages contain documentation reflecting comments received at the Pass-through City Public Hearings.

A Subcommittee of the Joint Recommendation Committee held a Public Forum on August 19, 2001 for the purpose of hearing brief presentations from applicants of the Unincorporated King County and Small Cities Funds. The Forum also provided citizens an opportunity to identify community development needs within their communities.

No comments have been received from the citizenry concerning the 2002 Action Plan during the required 30 day comment period.